



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS WARNER ROBINS AIR LOGISTICS CENTER (AFMC)

22 Jan 99

MEMORANDUM FOR ALL PROSPECTIVE OFFERORS

FROM: WR-ALC/PKOS
215 Byron Street
Robins AFB GA 31098-1611

SUBJECT: Amendment 0003, Request for Proposal (RFP) F09650-98-R-0207, West Robins Housing Privatization Project

1. Subject RFP is hereby amended as stated in the paragraphs below:
2. The Permanent Designations table for new units is amended to incorporate the 1999 BAH rates and to set forth separate designations for the E-8 and E-9 ranks. The Permanent Designations table for new units located in paragraph 3.3.1. on page 18 and in paragraph 4.4.3.3. on page 90 is hereby replaced with the table included as attachment 1.
3. The Permanent Designations table for units to be renovated (Hillside housing units) is amended to incorporate the 1999 BAH rates, to set forth separate designations for the E-8 and E-9 ranks, and to correct discrepancies in number of units per unit type. The Permanent Designations table for units to be renovated (Hillside housing units) located in paragraph 3.3.1. on page 19 and in paragraph 4.4.3.3. on page 91 is hereby replaced with the table included as attachment 2.
4. The Permanent Designations table for the 90 additional units is amended to incorporate the 1999 BAH rates. The Permanent Designations table located in paragraph 3.3.1. on page 20 is hereby replaced with the table included as attachment 3.
5. Appendix B, EXISTING WEST ROBINS HOUSING UNITS, Hillside Housing Units, is hereby amended to correct discrepancies in the number of units per unit type. The table included as attachment 4 has also been added to Appendix B on the Robins Housing Privatization website at <http://contracting.robins.af.mil/houspriv.ssi> and is hereby incorporated by this amendment.
6. Paragraph 4.3.9.1., Qualifications/Past Performance, the third sentence is changed as follows:

From: Performance risk relates to the assessment of an offeror's present and past work and accomplishments as well as current qualifications to assess confidence in the offeror's ability to successfully perform as proposed.

To: Performance risk relates to the assessment of an offeror's present and past work and accomplishments (**which includes if applicable, the extent of its major subcontractors,**

teaming partners, or co-venturer involvement) as well as current qualifications to assess confidence in the offeror's ability to successfully perform as proposed.

7. All other terms and conditions of the RFP remain unchanged. The date and time specified for receipt of offers remains unchanged. **Phase I qualifications/past performance submittals are due NLT 4:00 p.m., 22 Jan 99. Phase I technical concept and financial strategy submittals are due NLT 4:00 p.m., 16 Feb 99.** Offerors shall acknowledge receipt of this amendment in the cover letter of their proposal. Questions concerning this amendment shall be directed to Angela Thompson, Contracting Officer, or Marty Ledden, Contract Negotiator, phone 912-926-9163, fax 912-926-0745, E-mail: adthomps@pk.robins.af.mil or mledden@pk.robins.af.mil.

(Original Signed By)

ANGELA D. THOMPSON
Contracting Officer

Attachments:

1. Permanent Designations, New Units
2. Permanent Designations, Units to be Renovated (Hillside Housing Units)
3. Permanent Designations, 90 Additional Units
4. Existing West Robins Housing Units, Hillside Housing Units

ATTACHMENT 1

PERMANENT DESIGNATIONS			
UNIT TYPE	RANK	1999 BASIC ALLOWANCE FOR HOUSING (with dependent rate)	NUMBER OF UNITS
Townhouse	O-1	\$552	4
1090 HSF	E-5	590	116
2 Bedroom	O-2	613	4
1 Bath	E-6	642	33
	O-3	707	<u>13</u>
			170
Townhouse	O-1	552	2
1380 HSF	E-5	590	12
3 Bedroom/2 Bath	O-2	613	2
	E-6	642	<u>6</u>
			22
Townhouse	O-3	707	8
1550 HSF	E-8	750	1
3 Bedroom/2 Bath	E-7	703	<u>3</u>
			12
Detached Single Family	O-4	849	8
1610 HSF	O-5	977	<u>4</u>
3 Bedroom/2 Bath			12
Detached Single Family	O-1	552	1
1550 HSF	E-6	642	23
4 Bedroom/2 Bath	E-5	590	<u>44</u>
			68
Detached Single Family	O-3	707	4
1680 HSF	E-9	766	3
4 Bedroom/2 Bath	E-8	750	6
	E-7	703	<u>50</u>
			63
Detached Single Family	O-4	849	13
1780 HSF			
4 Bedroom/2 Bath			
Detached Single Family	O-5	977	10
1955 HSF			
4 Bedroom/2 Bath			

ATTACHMENT 2

UNIT TYPE	PERMANENT DESIGNATIONS		
	RANK	1999 BASIC ALLOWANCE FOR HOUSING (with dependents)	NUMBER OF UNITS
R Detached Single Family 3 Bedrooms/2 Baths	O-4	\$849	14
	O-5	977	<u>6</u> 20
R Detached Single Family 3 Bedrooms/2 Baths	E-8	750	14
	E-9	766	<u>6</u> 20
S Duplex 3 Bedroom/2 Baths	E-7	703	68
	E-8	750	<u>4</u> 72
T Detached Single Family 3 Bedrooms/2 Baths	E-7	703	13
	E-8	750	<u>3</u> 16
X & Y Duplexes 2 Bedrooms/1.5 Baths	E-5	590	39
	E-6	642	<u>11</u> 50
U Detached Single Family 4 Bedrooms/ 1.75 Baths	O-6	983	12
V & W Duplexes 3 Bedrooms/2 Baths	E-5	590	73
	E-6	642	<u>37</u> 110

ATTACHMENT 3

UNIT BASIC REQUIREMENTS	PERMANENT DESIGNATIONS		
	RANK	BASIC ALLOWANCE FOR HOUSING (with dependents)	NUMBER OF UNITS
90 Townhouses	0-1	\$552	3
1090 HSF	E-5	590	56
2 Bedroom	0-2	613	3
1 Bath	E-6	642	16
	0-3	707	<u>12</u>
			90

ATTACHMENT 4

HILLSIDE HOUSING UNITS						
TYPE	NO. UNITS	NO. BLDGS	ROOM COUNT	SF per UNIT	SF per BLDG	TOTAL SF
R – single	40	40	5/3/2	1568	1568	62,720
S – duplex	72	36	5/3/2	1385	2770	99,720
T – single	16	16	7/4/2	1574	1574	25,184
U – single	12	12	6/4/2	1925	1925	23,100
V – duplex	78	39	6/4/2	1408	2816	109,824
W – duplex	32	16	6/4/2	1419	2838	45,408
X – duplex	30	15	5/3/1.5	1216	2432	36,480
Y – duplex	20	10	5/3/1.5	1287	2574	25,740
TOTALS	300	184				428,176

NOTE: Square footages provided here and elsewhere in the Solicitation are approximations only. Variances may exist between individual units.